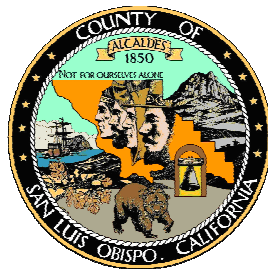




# GENERAL PLAN ANNUAL PROGRESS REPORT

**FISCAL YEAR 2013-14**



OUR MISSION:

*PROMOTING THE WISE USE OF LAND*

*HELPING TO BUILD GREAT COMMUNITIES*

## **COUNTY OF SAN LUIS OBISPO**

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## *Introduction*

This report reviews the activities that took place to implement the County General Plan between July 1, 2013 and June 30, 2014. The General Plan is the blueprint for the future physical, economic and social development of the unincorporated areas of the county, outside cities. It implements California laws that regulate land use planning and development. This report fulfills a state requirement to measure progress in implementing the General Plan. The scope of the report includes:

- Status of the General Plan documents,
- Major planning activities that were begun, worked on or completed,
- Changes to plans and ordinances to implement plan policies,
- Residential development in relation to Housing Element goals, and
- Numbers of public hearings held for development and amendment applications.

**The County of San Luis Obispo** is a local government that serves over 100,000 people within the unincorporated area (outside incorporated cities). It is required by the State of California to protect resources, plan an orderly distribution of land uses and apply fair and equitable regulations for new development.

**The Department of Planning and Building** provides services within several roles: as visionary, statistician, designer, regulator and protector of public health, safety and welfare, to name a few. Within all of its roles, the Department's major responsibility is to serve the public with cost-effective and courteous service, and to represent the public's interest by creating fair and equitable policies and recommendations. These ethical commitments are the foundation of the recommendations and decisions of the Planning and Building Department. The Department serves the following key stakeholders:

- The **Board of Supervisors** has the major role of deciding the direction and implementation of the General Plan through its decisions on proposed plan amendments, applications, priorities, and funding.
- The **clients** are applicants and the public who receive immediate and direct services from the Department.
- The **general public**, as the "end-user" of the General Plan, has the important role of shaping the purpose, meaning and effect of the General Plan through participation in drafting, reviewing and commenting on plans, ordinances and permits.
- The **employees** of County departments and non-County agencies have varying roles implementing the General Plan.

## *The County General Plan*

The General Plan is both the vision and blueprint for how the County as a community wants to develop and grow while protecting valued resources. **The General Plan provides policies for planning land uses and for allowing new development and land divisions.** It also is the vision for protecting special places such as the landmark Morros; essential uses such as agriculture; and resources such as air, water, and plant and animal habitats. The General Plan includes documents called elements. They are shown in Table 1, which lists their status and whether they are required or optional.

State law requires that each city and county adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning."

**Table 1: General Plan Elements**

<b>Required Elements</b>	<b>Date of Adoption or Last Major Revision</b>	<b>Comment</b>
Land Use	2014	Consolidation/reorganization adopted February 2014.
Framework for Planning*		
Area Plans:		
Adelaida	1980	
El Pomar-Estrella	2003	
Estero	2009	
Huasna-Lopez	1986	
Las Pilitas	1980	
Los Padres	1980	
Nacimiento	1980	
North Coast	2008	
Salinas River	1996	
San Luis Bay	1980	
San Luis Bay Coastal	1990	
San Luis Obispo	1994	
Shandon-Carrizo	2012	
South County	1994	
South County Coastal	1990	
Community Plans:		
Los Osos	2009	Update in progress
San Miguel	1996	Update in progress
Shandon	2012	
Local Coastal Plan - Coastal Plan Policies	2004	
Circulation	2014	Consolidation/reorganization adopted February 2014
Housing	2014	Update adopted June 2014
Conservation and Open Space*	2010	
Noise	1992	
Safety	2013	Minor amendment on December 3, 2013
<b>Optional Elements</b>		
Agriculture	1998	
Master Water & Sewer Plan	1972	
Offshore Energy*	2010	
Economic	2012	
Parks and Recreation	2006	

\*Received outstanding plan award from American Planning Association

## ***Major Planning Activities***

### ***San Miguel Community Plan Update***

Last updated in 1996 as part of the Salinas River Area Plan, the San Miguel Community Plan is the second community plan in the inland area to be prepared independently of an area plan. Staff has been working closely with a subcommittee of the San Miguel Advisory Council to develop a comprehensive community-based plan that will help shape new growth and development, enhance the quality of life, and bring vitality to San Miguel. The Public Review Draft of the community plan has been completed and may be found on line at the Department's website: [sloplanning.org](http://sloplanning.org) under "Plans and Programs." The Environmental Impact Report is now underway, as is a public facilities financing plan that will be included in the Public Hearing Draft of the community plan. The Department plans to release the Public Hearing Draft in spring 2015.

### ***Los Osos Community Plan Update***

Tentatively updated as part of the Estero Area Plan Update in 2004, the Los Osos Community Plan was withdrawn from Coastal Commission consideration in 2006. Work on the community plan has resumed, and staff is working with a subcommittee of the Los Osos Community Advisory Council to help shape the community plan that will guide development over the next 25 years. A draft of a groundwater basin management plan was released on August 1, 2013 and a Habitat Conservation Plan is also underway. These are two key components for completing the community plan. The Department plans to release the Public Review Draft of the Community Plan in early 2015.

### ***Housing Element Update***

The Housing Element was updated on June 17, 2014. It is one of seven required elements of the San Luis Obispo County General Plan. Its primary purpose is to facilitate the provision of needed housing in the context of the Land Use Element of the County General Plan and related ordinances. The secondary purpose is to meet the requirements of State law and achieve certification by the California Department of Housing and Community Development, which in turn will help the County qualify for certain funding programs offered by the State. The State requires that the Housing Element be updated every five years.

### ***Land Use and Circulation Elements Reorganization***

On February 4, 2014, the Board of Supervisors adopted a consolidation and reorganization of the Land Use and Circulation Elements (LUCE) to streamline and make it more user-friendly. This effort consolidated and reorganized the 11 existing inland planning areas into four new inland planning areas based largely on watershed boundaries. It also resulted in individual community and village plans for urban areas and villages.

## ***General Plan Amendments***

Changes or amendments to the General Plan occur through applications by the public or by County government after authorization to proceed by the Board of Supervisors. State law requires the General Plan to be kept current. Updates should occur periodically. The following amendments were approved in FY 2013-2014:

**Table 2: General Plan Amendments Completed – Fiscal Year 2013-2014**

<b>Amendment</b>	<b>Description</b>
LRP2008-00002 County of SLO	A consolidation and reorganization of the Land Use and Circulation Elements. Approved February 4, 2014.
LRP2012-00010 County of SLO	An update of the Housing Element, as required every five years by the State. Approved June 17, 2014.
LRP2013-00014 County of SLO	Amendments to incorporate information about infrastructure needs and financing within the “Disadvantaged Communities” of Shandon, San Miguel and Oceano into the Land Use and Circulation Elements. This was required by Government Code Section 65302.10 (Senate Bill 244). Approved June 17, 2014
LRP2012-00005 County of SLO	An amendment to the Safety Element of the County General Plan to incorporate by reference the adopted San Luis Obispo County Local Hazard Mitigation Plan. This was required by State legislation in accordance with the federal Disaster Mitigation Act of 2000 in order for the County to qualify for the maximum amount of disaster aid through the California Disaster Assistance Act. Approved December 3, 2013.

## ***Implementing the General Plan***

The General Plan is implemented through a variety of activities, including developing private and public property and adopting land use ordinances. In addition, the County and other agencies carry out General Plan programs and strategies to develop needed public facilities, add services and commit public resources to building and maintaining streets, facilities and buildings.

### **Ordinance Amendments**

Ordinances, such as the Land Use Ordinance, implement the General Plan by regulating land use and development or by managing the rate of growth as in the Growth Management Ordinance. Decisions on land use permits, building permits or land divisions are based on these and other ordinances.

The Land Use Ordinance (LUO) is the official zoning ordinance for the County of San Luis Obispo; it implements General Plan policies with zoning standards. In Fiscal Year 2013-2014, the following Land Use Ordinance and other ordinance amendments were approved:

**Table 3: Ordinance Amendments Approved – Fiscal Year 2013-2014**

<b>Amendment</b>	<b>Description</b>
LRP2012-00009 County of SLO	An amendment to Titles 19 (Building and Construction Ordinance), 22 (Land Use Ordinance), and 23 (Coastal Zone Land Use Ordinance) of the County Code that implement the Post Construction Requirements adopted by the Central Coast Regional Water Quality Control Board. These amendments were required for compliance with the Phase-II National Pollutant Discharge Elimination System (NPDES) permit for municipal stormwater discharges. Approved December 3, 2013.
LRP2013-00001 County of SLO	An Urgency Ordinance that established a moratorium on new or expanded irrigated crop production, conversion of dry farm or grazing land to new or expanded irrigated crop production, and new development dependent upon a well in the Paso Robles Groundwater Basin, unless such uses offset their total projected water use by a ratio of 1:1. Approved August 27, 2013.
LRP2013-00006 County of SLO	Amendment to Title 19 of the San Luis Obispo County Code by adopting the 2013 edition of the California Building Standards Code, including Annual Supplement, State and Local Amendments. Approved December 3, 2013.
LRP2013-00009 County of SLO	Amendment to the Land Use Ordinance, Title 22 and the Coastal Zone Land Use Ordinance, Title 23 to add Sections 22.70.035 and 23.01.046 referring to reasonable accommodations in order to provide disabled individuals flexibility in the application of land use regulations. Approved June 17, 2014.
LRP2011-00001 DANA	Land Use Ordinance amendment to allow the applicant to process a Conditional Use Permit for a visitor's center, outdoor amphitheater, Chumash Interpretive Area with exhibits and interpretive features, and associated support features at the Dana Adobe in Nipomo. Approved December 11, 2013.

### **Implementation Programs**

The General Plan is static unless its vision, goals and concepts are implemented in policies or projects on the ground. Each part (element) of the General Plan contains programs to complete. Each area plan and community plan within the Land Use Element (LUE) also includes programs to fulfill needs for local services, transportation, resources and land use.

In March 2014, the Board of Supervisors set priorities for General Plan programs to implement during this fiscal year, in addition to other already authorized activities. The Board updated the priorities on October 14, 2014. The following priorities were completed since March 2014:

1. **Complete E-Permitting for Specific Photovoltaic Systems.**  
*Status: Complete.* The Department completed the development of an e-permit process for specific photovoltaic system permits. This system now allows the permitting process to take place entirely on-line. The first permit was issued in June 2014.
2. **Implement an “emPower” Program in San Luis Obispo County**  
*Status: Complete and transitioning to an ongoing program.* This program, approved on April 1, 2014, expands Santa Barbara County’s comprehensive energy efficiency and financing program for homeowners into San Luis Obispo County.
3. **Complete the public Review Draft of the Housing Element Update Consistent with State Mandates.**  
*Status: Complete and Certified.* The 2014-2019 Housing Element was adopted by the Board on June 17, 2014 and certified by the State Office of Housing and Community Development (HCD) on September 8, 2014.
4. **Prepare a “Complete Communities” Survey**  
*Status: Complete.* The Department completed community infrastructure needs assessments and funding and financing plans and strategies for the communities of San Miguel, Nipomo, Oceano, and Templeton. The results were first reported to the Board in April 2014. In response to Board direction, staff made minor revisions to the Complete Communities Survey and presented it to the Board on October 7, 2014.

The following priorities from October 2014 are listed below with comments on their status:

5. **Complete Paso Robles Groundwater Basin (PRGWB) Urgency Ordinance Implementation.**  
*Status: In Progress.* On August 27, 2013, the Board adopted an Urgency Ordinance covering a majority of the PRGWB that requires new uses to offset their water demand at a ratio of 1:1 and new wells to be metered and monitored by the property owner. On October 1, 2013, the Board gave direction to staff for implementing the ordinance. Implementation includes preparation of a County Approved Conservation Program for both new development (residential and commercial) and agricultural offsets. The new development offset program was approved by the Board on February 25, 2014 and began in April 2014. The agricultural offset program was completed by the Upper Salinas-Las Tablas Resource Conservation District and was continued by the Board on October 28, 2014. Implementation of the ordinance, including vested rights determinations, is ongoing.
6. **Complete the Public Review Drafts of Various General Plan and Ordinance Amendments Relating to Water Demand and Supply.**  
*Status: In Progress.* In May 2014, the Board directed staff to begin work on five water programs: retrofit on sale; new landscape requirements; water neutral new development in Level of Severity III basins (including new irrigated agriculture); water waste prevention, including agricultural water waste; and incentives for reductions in outdoor water use. In July 2014, the Board directed the Department to prioritize these programs so that water neutral new development and water waste prevention ordinances are brought to the Board prior to the expiration of the Paso Robles Groundwater Basin Urgency Ordinance on August 27, 2015.

**7. Complete the Draft Los Osos Habitat Conservation Plan (HCP) and Process the Los Osos Community Plan Update.**

Status: In Progress. Consultation between Fish and Wildlife agencies and County staff is occurring on the HCP and its Environmental Impact Report (EIR)/Environmental Assessment (EA). The draft HCP and EIR/EA are scheduled to be released in winter 2015. The Board authorized preparation of the Los Osos Community Plan update in December 2012. Initial public outreach for the community plan was conducted and a consultant will be selected to prepare an Environmental Impact Report by the end of 2014. The Department plans to release a Public Review Draft Community Plan in early 2015. It will be consistent and coordinated with the draft groundwater Basin Management Plan and the draft HCP.

**8. Complete the Draft of a Renewable Energy Combining Designation and Related Ordinance Amendments for Implementation.**

Status: In Progress. The California Energy Commission (CEC) awarded the County a Renewable Energy and Conservation Planning Grant of \$638,152 to fund a Renewable Energy Streamlining Program. The program includes amendments to streamline the development of renewable energy projects that meet selected criteria. The consultant team has conducted initial stakeholder interviews and prepared an opportunities and constraints analysis, together with extensive mapping. The draft streamlining program and Draft Environmental Impact Report were released on November 11, 2014. The Department expects that Planning Commission and Board of Supervisors hearings will begin in January and February 2015, respectively.

**9. Complete Workforce Housing Policy Amendments**

Status: In Progress. These amendments would incorporate a Workforce Housing Ordinance into the Land Use Ordinance (Title 22 of the County Code). This would include the creation of a pilot program encouraging the development of housing that is affordable to San Luis Obispo County's workforce. Workforce housing subdivisions are meant to facilitate the creation of small fee-simple lots to accommodate infill housing within existing communities. This ordinance would apply in inland areas of the County within the Residential Single-Family or Residential Multi-Family land use categories. It would include features such as reduced minimum lot sizes and flexible development criteria for standard subdivisions.

**10. Resource Management System Biennial Report**

Status: In Progress. This report on the status of resources and infrastructure is being prepared with the assistance of a consultant. The report will be completed after the Board considers and adopts changes to the Resource Management System in December 2014. Following public review, including review by the Water Resources Advisory Committee, the Board is expected to consider the Biennial Report in February 2015.

**11. North County Service Center**

Status: In Progress. For the first time, the Department now provides planning and building services in the north county. The North County Service Center opened on July 14<sup>th</sup> and has seen a steady increase in customers each week. It is open three days per week (M-W-F). Being in the same office with the Clerk-Recorder and Assessor is helpful to customers. Staff will continue to collect customer data and formulate future staffing recommendations to improve service levels.

**12. Update the San Miguel Community Plan.**

Status: In Progress. Following a successful community outreach process and preparation of an administrative draft plan by the City and Regional Planning Department at Cal Poly, the Board, on November 1, 2011, authorized the community plan update.

Grant funding was received to complete technical background reports and a Public Facilities Financing Plan. A public review draft of the Community Plan update was released in June 2013. The Draft Environmental Impact Report is being prepared. It, together with the Public Hearing Draft community plan, is expected to be released in spring 2015. This comprehensive community-based plan will help shape new growth and development, enhance the quality of life, and bring vitality to San Miguel.

### **13. Prepare Ordinance Amendments to Revise Standards to Encourage InFill Development.**

*Status: In Progress.* The Department received a grant to complete amendments that would evaluate and revise existing ordinances to facilitate development on infill sites in urban areas in compliance with the County's strategic growth policies. A Request for Proposal process was completed and a consultant was chosen. Following public outreach, the consultant and staff prepared a phased set of ordinance amendments to encourage infill development that fits in with existing neighborhoods and community character. The first phase of amendments focused on permit streamlining for infill development. The consultant also prepared a "Great Communities Design Toolkit" that illustrates a range of "development types," along with examples of planning and design recommendations. The toolkit contains guidelines and is an informational document. It is already being used as a public outreach tool as part of the San Miguel and Los Osos Community Plan updates.

The following General Plan programs, listed by their respective General Plan Elements, are also being implemented.

#### **Conservation and Open Space Element**

*Air Quality (AQ) 1.1.1 – Implement Strategic Growth Policies and AQ 1.2.1 – Strategies to reduce vehicle mile traveled*

A package of amendments to plans and ordinances that will carry out essential strategic growth implementation strategies was authorized by the Board on November 24, 2009. The following projects have been completed in the 2013-14 fiscal year through a grant from California Strategic Growth Council to help carry out strategic growth strategies:

- 1) Infill Development Standards (see the discussion in item 13 above under Implementation Programs).
- 2) Complete Communities Survey (see the discussion in item 4 above under Implementation Programs).
- 3) San Miguel Community Plan Public Facility Financing Plan (PFFP). This plan will be incorporated into the Public Hearing Draft of the San Miguel Community Plan (see the discussion in item 12 under Implementation Programs). The PFFP identifies infrastructure and public facility items needed to help implement the Community Plan. It also provides cost estimates and identifies funding and financing strategies for these infrastructure and public facility items.

#### ***AQ 2.1.3 – Employee Commuting Survey***

This is an on-going program for the Department, along with Ride Share, to survey County employees about commuting patterns and transportation choices.

#### ***AQ 2.3.1 – Alternative Fuel Strategy***

This is an on-going program to integrate the County fleet with alternative fuel vehicles.

*AQ 4.2.1 – Climate Action Team*

This is an on-going program. The team consists of representatives from the Departments of Administration, General Services, Planning and Building, and Public Works.

*AQ 4.3.1 – Reduce County Greenhouse Gas Emissions from County Operations*

This is an on-going program for County departments to make considerations for reducing emissions in operations and practices, including fleet management, procurement, energy use, materials, water, waste, and employee transportation.

*E 2.2.1 – Monitor and report energy use*

In this on-going program, the Department's Energy Section is tracking energy use, efficiency, and related GHG emissions in all County-owned and operated buildings, and developing an annual energy report.

*E 2.2.2 – Implement energy efficiency activities and improvements, and E 3.2.2 – Energy efficiency retrofit program*

In this on-going program, the Department's Energy Section works with PG&E, SoCal Gas, and other local partners to conduct energy efficiency projects at existing commercial, residential, and government facilities.

*E 3.4.1 – Voluntary energy efficiency and conservation, and E 3.4.3 – Encourage energy and water efficiency improvements*

In this on-going program, the Department's Energy Section conducts regular outreach, administers distribution of education materials, and hosts community events encouraging commercial/residential building owners to save energy through retrofits and simple low-cost actions.

*E 3.4.4 – Energy efficiency and conservation education: public*

The Department's Energy Section hosts and participates in community events that promote energy efficiency and conservation.

*E 4.1.1 – Continue partnerships for green building education*

The Department's Energy Section partners with local organizations to provide contractor training and workshops in energy efficiency.

**Economic Element**

*Consistent with Economic Element Policy EE 4.4 (regarding infrastructure planning), the County expanded its process for infrastructure planning to include direct communication with representatives of the private sector and with cities and community services districts.*

*In order to implement Economic Element Policy EE 4.1 (regarding programs for retention, expansion and attraction of businesses), the County continued its financial support to the EVC for implementation of the Clusters of Opportunity Economic Strategy.*

*Consistent with Economic Element Policy EE 1.7 (involving economic impact analyses), the County authorized the routine inclusion of economic impact analysis with staff reports on discretionary permit applications.*

**Housing Element**

The following are on-going Housing Element activities. The Housing Element was updated on June 17, 2014, but the activities described below refer to programs in the previous version which was in effect during the 2013-14 fiscal year.

- *HE 1.B: Continue and track existing development incentives, HE 1.C: Reduce and defer fees for affordable housing development and HE 1.P: Implement Inclusionary Housing Ordinance*

The 2014 Action Plan for the Affordable Housing Fund states that in 2013, a combined total of \$64,591 of in-lieu/housing impact fees was collected. Of this amount, \$57,502 was drawn down. Three projects were assisted and will provide a combined total of 167 new affordable housing units. The Affordable Housing Fund has a balance of \$88,933 for the coming year.

- *HE 1.H: Provide direct financial assistance for housing*

In 2013, the County allocated \$650,549 in HOME grant funds for construction of affordable housing and Tenant Based Rental Assistance. These funds, combined with unspent HOME funds from previous years, enabled two affordable rental housing projects to obtain much more in funding from the Low Income Housing Tax Credit Program and other programs. One of these projects will provide 42 affordable family apartments in the City of San Luis Obispo. The other project will provide 20 affordable apartments for senior citizens in Morro Bay. A third project for which the County has allocated HOME funds is located in Templeton and may start construction in late 2015.

- *HE 1.I: Provide support to the Housing Trust Fund*

The Planning and Building Department participates in monthly Housing Trust Fund Commission meetings and provides financial support to the Housing Trust Fund annually for operations.

- *HE 1.M: Facilitate affordable housing through advocacy, education, and support*

The Planning and Building Department continues to be involved in several groups such as the Workforce Housing Coalition, Housing Trust Fund Commission, and the Homeless Services Oversight Council.

- *HE 2.A: Rehabilitate housing units*

The County provided financial assistance through the Community Development Block grant Program for the rehabilitation of 31 housing units by four different nonprofit organizations. These organizations are GRID Alternatives, People's Self-Help Housing Corporation, Community Action Partnership of San Luis Obispo, and the Women's Shelter Program of SLO County.

**Safety Element**

The following are on-going Safety Element Activities:

- *S-8 and S-40: Information and Research*

Fund and maintain a Geographic Information System (GIS) that includes the data layers of this Safety Element. Continue to build the GIS with additional information as it becomes available.

- *S-12: Risk Assessment*

Develop additional training for building and safety personnel to keep up with current knowledge.

- *S-22: Reduce Flood Damage*

Seek funding to implement capital improvement projects for low-lying, flood prone areas.

## ***Development Activity***

### **Residential Development Trends, FY 2013-2014**

The rate of residential development is expected to increase in the coming years as the housing market and construction rebound from the recession. The trend in multi-family residential development has remained very low compared to single-family housing, as shown in Table 4. However, as can be noted in FY 2009-2010, one or two large multi-family projects can have a significant effect on the share for multi-family housing development.

**Table 4: Trend in Residential Development – Fiscal Years 2008-2014**

<b>Final Building Permits</b>	<b>2008-09</b>	<b>2009-10</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>
Single-Family	519	362	364	200	266	359
Multi-Family	82	114	30	22	0	0
Total	601	476	394	222	266	359
% Multi-Family	13.6%	23.9%	7.6%	9.9%	0%	0%

### **Affordable Housing Development**

The Housing Element in effect during this annual report review period was adopted by the Board of Supervisors in August 2009, certified by the State in January 2010, and in effect through June 2014. It documented that sufficient vacant land was designated in the County General Plan to accommodate housing needed by county residents of all income groups, as established in the Regional Housing Needs Plan (RHNP). Unfortunately, the production of new housing affordable to county residents proceeded at a pace that fell below the quantified objectives established in the Housing Element, as listed in Table 5.

**Table 5: Housing Units Permitted Compared to Housing Element Objective for Calendar Years 2009-2013**

	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
Housing Element Objective*	858	418	924	2,200
Housing units completed in 2009	18	6	402	426
Housing units completed in 2010	100	4	290	394
Housing units completed in 2011	32	2	133	167
Housing units completed in 2012	13	2	195	210
Housing units completed in 2013	8	2	316	326
Number of housing units (below) or above the Housing Element Objective	(687)	(402)	412	(677)

\* Total number units desired by the Housing Element during the 2009-2014 period.

### **Commercial Development Trends, FY 2013-2014**

All new non-residential development is categorized here as “commercial,” including public projects, rural and urban industries, sales and services businesses and offices. The total valuation of commercial development provides an indication of the value and changes through the last six years, as shown in Table 6:

**Table 6: Trend in Commercial\* Development – Fiscal Years 2008-2014**

	Valuation of Issued Permits	Change	Final Building Permits	Change
FY 2008-09	\$30,529,292		107	
FY 2009-10	\$20,264,410	-34%	99	-7%
FY 2010-11	\$24,241,457	20%	96	-3%
FY 2011-12	\$27,258,960	12%	57	-40%
FY 2012-13	\$40,111,609	47%	80	40%
FY 2013-14	\$30,079,221	-25%	129	61%

\*Includes other non-residential and public projects

### **Application Hearings**

Table 7 lists the number of public hearings held on applications for development and policy decisions. A single application may involve several hearings that are included in the table.

**Table 7: Application Hearings**

<b>Hearing Body and Application Types</b>	<b>FY 2012-13</b>	<b>FY 2013-14</b>	<b>Change</b>
<b>Board of Supervisors — Total</b>	<b>102</b>	<b>111</b>	<b>9%</b>
General Plan/Ordinance Amendments	17	22	29%
Agricultural Preserves	3	6	100%
Appeals	16	6	-63%
Other Items	24	32	33%
Consent Items	42	45	7%
<b>Planning Commission — Total</b>	<b>56</b>	<b>60</b>	<b>7%</b>
Conditional Use Permit/Dev. Plans	19	21	11%
Minor Use Permits	1	4	300%
Variances	2	4	100%
Tract Maps	0	5	--
General Plan/Ordinance Amendments	11	9	-18%
Appeal	2	0	-100%
Other items	3	3	no change
Consent Items (time extensions, General Plan conformity reports)	18	14	-22%
<b>Subdivision Review Board — Total</b>	<b>16</b>	<b>18</b>	<b>13%</b>
Parcel Maps	4	6	50%
Lot Line Adjustments	3	10	233%
Conditional Certificates	1	1	no change
Consent Items (time ext, public lots)	8	1	-88%

Hearing Body and Application Types	FY 2012-13	FY 2013-14	Change
<b>Planning Department Hearings — Total</b>	<b>105</b>	<b>120</b>	<b>14%</b>
Minor Use Permits (subtotal):	87	108	24%
Residential Single Family	10	48	380%
Residential Additions	19	12	-37%
Residential Multi Family	1	2	100%
Commercial/Industrial/Office	12	8	-33%
Miscellaneous	45	38	-16%
Road Names	2	0	-100%
Lot Line Adjustments	16	10	-38%
Appeal of Admin Fine	0	2	--
<b>Airport Land Use Commission — Total</b>	<b>7</b>	<b>20</b>	<b>186%</b>
Project Reviews	7	20	186%
<b>TOTAL ALL PROJECTS</b>	<b>286</b>	<b>329</b>	<b>15%</b>